

McConkey/SESKO Property Remediation/Development Alternatives

Option 1 - City Assumes Ownership of both properties and conducts conventional cleanup – with remediation grants	Option 2 - Option 1 using site cap (non- invasive cleanup) – with remediation grants	Option 3 - McConkey, as ultimate owner of both sites conducts option 2 cleanup.
Negotiate Potentially Liable Party settlement – Agreed or Enforcement Order - \$100,000	Negotiate Potentially Liable Party settlement – Agreed or Enforcement Order - \$100,000	Negotiate Potentially Liable Party settlement – Agreed Order - \$45,000
Remedial Investigation - Feasibility Study (RI/FS) – Includes DOE oversight - \$400,000	Focused Site Characterization- Feasibility Study, Includes DOE oversight - \$140,000	Focused Site Characterization - Feasibility Study, Includes DOE oversight - \$140,000
Cleanup Action Plan (Design) – Includes DOE oversight - \$100,000	Cleanup Action Plan (Design) – Includes Department of Ecology (DOE) oversight - \$50,000	Cleanup Action Plan (Design) – Includes DOE oversight - \$50,000
Coordinate Derelict Boat Grant & Remove/recycle Vessels (6) – $1 * 30,000 + 5 * 3,000 = \$45,000$	Coordinate Derelict Boat Grant & Remove/recycle Vessels (6) – $1 * 30,000 + 5 * 3,000 = \$45,000$	Improvement Design/Permitting (Marina & Bldgs) - \$400,000
Demolish/remove Site improvements & Conduct Invasive Cleanup (Soil removal/extraction process) - \$1,500,000	Limited Source Removal Demolish/Recycle Site Improvements and install Cap – assumes recreational use - \$800,000	Develop mitigation scheme & Coordinate Derelict Boat Grant – connect to Derelict Boat Removal - \$8,000
Conduct Beach mitigation (Fish Mix) - \$100,000	Conduct Beach mitigation (Fish Mix) - \$100,000	Remove/recycle Vessels (6) – $1 * 30,000 + 5 * 3,000 =$ \$45,000
		Limited Source Removal + Cost “Delta” to make A/C paving for parking lots and boat ramp = CAP – \$150,000
		McConkey obtains loans and develops site (includes beach mitigation – self mitigating project) - \$?

Financial Liability Comparisons			
McConkey/SESKO Properties - Remediation/ Development Alternatives			
	Option 1 - City Buys McConkey Property (0.75 Acre) - Invasive Cleanup	Option 2 - City Buys McConkey Property (0.75 Acre) - Non- invasive Cleanup	Option 3 - McConkey Buys or leases SESKO Property (0.5 acre) - Non-invasive Cleanup
Total Cleanup Costs (Includes SC/FS Costs)	\$2,200,000	\$1,190,000	\$385,000
McConkey cost allocation - 10%	\$220,000	\$119,000	\$38,500
City cost allocation - 10%	\$220,000	\$119,000	\$38,500
Cascade cost allocation - 80%	\$1,760,000	\$952,000	\$308,000
McConkey Detail:			
McConkey - Cleanup Costs (above)	\$220,000	\$119,000	\$38,500
McConkey Costs to purchase or lease SESKO Property from City (offer made = \$37,500)	NA	NA	\$37,500
McConkey property sale to City (0.75 acre @ \$110,000/ acre)	\$82,500	\$82,500	NA
Subtotal Costs to McConkey (Cleanup costs + SESKO property purchase - McConkey Property sale where applicable)	\$137,500	\$36,500	\$76,000
City Cost Detail:			
City - Cost for remediation (above)	\$220,000	\$119,000	\$38,500
City - Cost for Boat Removal	\$45,000	\$45,000	\$45,000
Subtotal Costs to City (remediation + Boat Removal - income from SESKO property sale and + cost to buy McConkey Property where applicable)	\$347,500	\$246,500	\$46,000
City Grant Detail:			
City - Remediation Grants (at 75% of City's Cost)	\$165,000	\$89,250	\$28,875
City - Boat Removal Grants (at 75% of City's cost)	\$37,500	\$37,500	\$37,500
Subtotal City Grants	\$202,500	\$126,750	\$66,375
Summary			
Net Costs to McConkey	\$137,500	\$36,500	\$76,000
Net Cost to City with Grants at 75% of City's Cost	\$145,000	\$119,750	-\$20,375
Net Costs to Cascade (above)	\$1,760,000	\$952,000	\$308,000
Total Time for Cleanup Required	5 years Min	4 years Min	2 years Max
Note: City of Bremerton can get remediation grants increased to 75% if area can be shown to be depressed.			
Also: City may be required to pay back to DOE any net profit in relation to Remediation grant.			